

An aerial photograph of a cliffside, likely Dover, with a circular logo overlaid. The logo features the text 'THISTLEY HILL' in a serif font, arched across the top. Below the text, there are four icons: a ship, a building, a house, and a square with a cross. The text 'DOVER CT16 2JH' is arched across the bottom of the logo. The background shows a steep cliffside with a road and some vegetation, overlooking the sea.

THISTLEY HILL

DOVER CT16 2JH

ALL ENQUIRIES

EXECUTIVE SUMMARY

Bray Fox Smith Living are delighted to present an exciting opportunity to acquire a prominent freehold office building.

- » Located in Dover, a thriving south coast town benefitting from significant recent investment.
- » Excellent road, rail and ferry links, and one of the best-connected Kent coastal towns which have witnessed an economic resurgence over the last decade.
- » The site extends to approximately 3.69 acres (1.49 hectares) and currently comprises an 15,375 sq ft office building and a former nursery building.
- » The property is being sold with the benefit of vacant possession.
- » Freehold.



LOCATION

Dover is a town of historical and strategic importance located on the east coast of Kent at the narrowest point along the English Channel between the UK and mainland Europe.

It is also one of the warmest and driest places in the UK adding to its attractiveness to tourists.

Dover is home to Europe's busiest ferry port, handling £144 billion of trade (33% of the UK's trade in goods) and it has been transformed following the high-speed rail link (HS1) opening in 2007 offering travel times to London of just over 1 hour via Ashford, Ebbsfleet and Stratford.

In 2018 the St James's area was developed and then in 2019 the new 500 metre Pier to the west of the Harbour including the new marina was unveiled. In 2023 Dover secured £63 million from the Levelling Up Fund for both the Dover Beacon Project on Bench Street (£18.1 million) in the heart of Dover Town Centre and the Dover Access Improvements project (£45 million).

The town attracts 4.2m visitors every year which is driven by its historical heritage and its spectacular landscapes and coastline incorporating five internationally protected sites, two National Nature Reserves, Kent's only stretches of Heritage Coast, five SSSIs, two Marine Conservation Zones and the extensive chalk grasslands of the AONB. The site itself lies in a prominent position on Melbourne Avenue approximately 1.35 miles north of Dover town centre and 1.1 miles south of the Whitfield urban extension which has been allocated for up to 5,750 new homes.

The area immediately surrounding the site comprises a mixture of dense woodland to the southern, western boundaries whilst established residential housing lies to the east.



CONNECTIVITY

ROAD

Dover benefits from excellent road connectivity. The A2 lies 0.9 miles to the north of the subject property, providing access to Canterbury and the M2. The A20 is positioned 2.5 miles to the south east, providing access to M20 motorway network.

Destination	Distance by road
Deal	8 miles
Canterbury	14.5 miles
Broadstairs	18 miles
Maidstone	40 miles
Tunbridge Wells	52 miles

RAIL

Dover Priory railway station lies 2.1 miles to the south of the subject property offering direct services to London St Pancras in 1 hour 6 minutes and Charing Cross in 1 hour 49 minutes. The former being serviced by the UK's only high speed train line with Javelin trains travelling at up to 140 mph direct from London.

BUS

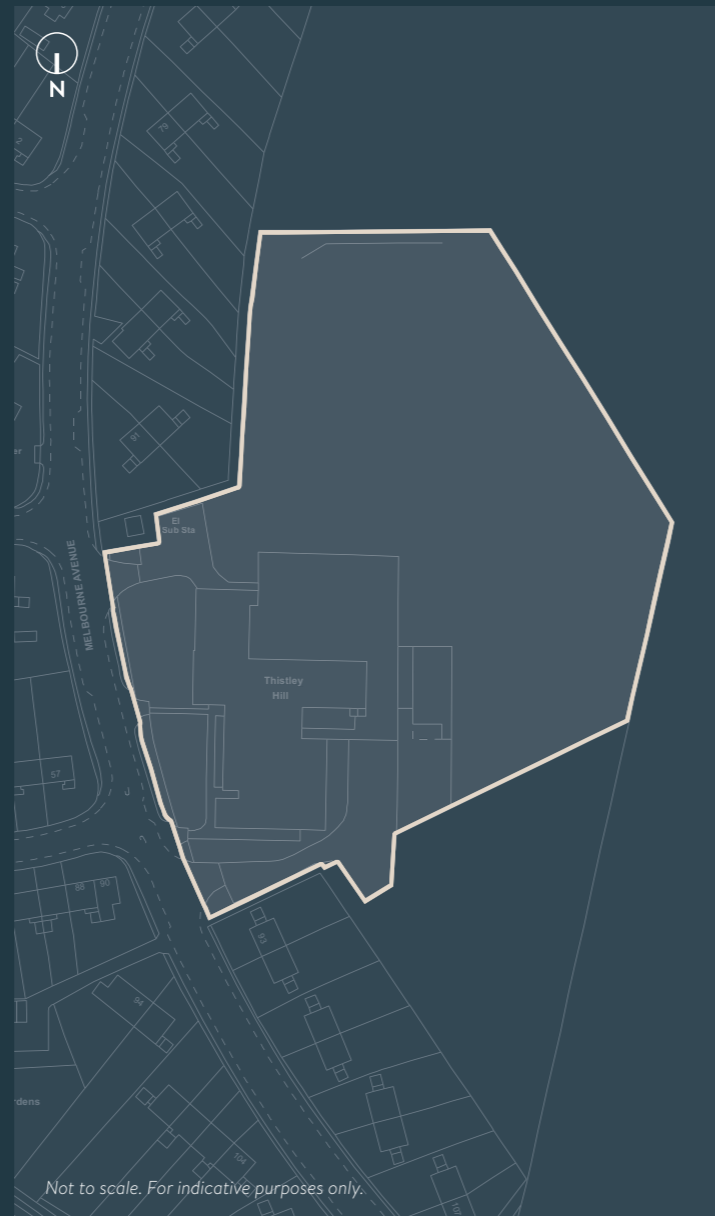
There are several bus routes providing direct access to Whitfield and Dover town centre.

SITE DESCRIPTION

The site extends to approximately 3.69 acres (1.49 hectares) which comprises a former primary school building which was latterly occupied as an office by Kent County Council and a redundant children's nursery. The remainder of the site comprises grassland, vegetation, hedges and trees.

None of the existing buildings are listed and the site does not fall within a Conservation Area. There are no tree preservation orders on the site.

There are two vehicular access points into the site from Melbourne Avenue and one additional pedestrian access along with parking that wraps around the main building.



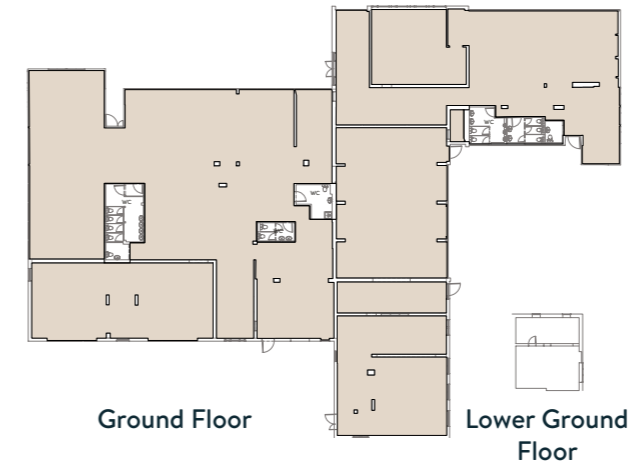
Not to scale. For indicative purposes only.

ACCOMMODATION

A measured survey has been undertaken by Hollis Global and is capable of being assigned and relied upon by the purchaser. Both buildings have been measured in accordance with the RICS Code of Measuring Practice (6th edition) and provides the following areas. None of the existing buildings are listed and the site does not fall within a Conservation Area.

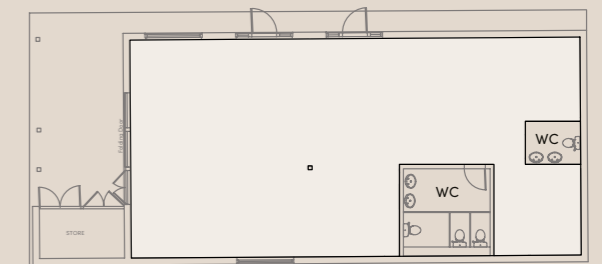
MAIN BUILDING

Floor	Size GIA (sq ft)	Size GIA (sq m)
Ground	14,912	1,385.4
Lower Ground	463	43.0
Total	15,375	1,428.4



NURSERY

Floor	Size GIA (sq ft)	Size GIA (sq m)
Ground	1,747	162.3
Total	1,747	162.3



Ground Floor

Plan not to scale. For indicative purposes only.



FURTHER INFORMATION

TENURE

Title details can be found in the data room. The Freehold interest in the property is to be sold with the benefit of vacant possession.

METHOD OF SALE

The Freehold interest is offered for sale by way of informal tender.

Purchasers are asked to explicitly state their assumptions made in producing their offer, providing full details of financial aspects including timing of payments, details of any conditions and proof of funding for the transaction.

Please also clearly state and identify any due diligence that you will require to be carried out and the timescale within which you anticipate achieving exchange of contracts and contractual completion.

AML

In accordance with Anti Money Laundering (AML) Regulations, the purchaser will be required to satisfy the vendor on the source of the funds used to complete the transaction.

CONTACT

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VAT

The property is not elected for VAT.

EPC

EPC's are provided within the data room.

FURTHER INFO

A data room has been assembled to assist purchasers in formulating their offers for the site.

www.thistleyhill.co.uk

VIEWINGS

Viewings can be arranged by appointment with the sole agents.

Disclaimer

Bray Fox Smith Living give notice to anyone who may read these particulars as follows:

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.

2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.

3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.

4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.

5. Any areas, measurements or distances referred to herein are approximate only.

6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

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